



**City of St. Helena
City Council Regular Meeting
Tuesday, September 8, 2026 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena CA**

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Public Forum" portion of the agenda may do so, but please observe the time limit of four minutes.

The City Council meeting will be live-streamed on Comcast Channel 28 and on the City's website.

Public comment for City Council meetings will be accepted via email via to publiccomment@cityofstheleena.gov. All public comments must be received three hours prior to the meeting. All other public comments received after the deadline will be attached to the item the next business day or soon thereafter. Public comments will not be read out loud but will be publicly available and attached to the online City Council agenda.

To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofstheleena.gov.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at cityofstheleena.gov.

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofstheleena.gov.

El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en cityofstheleena.gov

1. CALL TO ORDER

2. ROLL CALL

Mayor: Paul Dohring, City Council Members: Aaron Barak, Michelle Deasy, Kate Spadarotto, Scott Diaz

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF THE AGENDA

5. APPROVAL OF THE MINUTES

5.1. Regular City Council Minutes of August 25, 2026

6. PUBLIC FORUM

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Each person's comments shall be limited to 4 minutes. Each person is entitled to speak on any non-agendized item only once at any meeting. Brief questions by Council Members for clarifications may be posed and answered, and Council Members may make requests that items be placed on future agendas, but in accordance with state law, no substantive discussion or action may take place unless and until the matter properly appears on the agenda. Estimated start time: 6:05 p.m.

6.1. Public Comment

7. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, AND AB 1234 REPORTS

Reports by staff and/or Council Members on items of general interest. Brief questions for clarification may be posed and answered, and Council Members may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the City Council.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

8.1. Proclamation Recognizing National Hispanic Heritage Month

9. STAFF BRIEFING AND PRESENTATIONS

9.1. Discussion/Presentation on Traffic Calming Measures and Spring Street

9.2. Oak Avenue Status Update

9.3. Main Street Sidewalks - Phase 1B Status Update

9.4. City Manager Recruitment Update

10. CONSENT ITEMS

Members of the Council or the public (present at the meeting) may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)
Estimated start time: 6:35 p.m.

10.1. Downtown St. Helena Pedestrian Improvements Project Budget Amendment

CEQA Determination: Reliance on Prior Environmental Document (EIR/MND)
Prepared By: Eric Janzen, Asst. PW Director
Recommendation: Approve the resolution.

10.2. Second Reading and Adoption of Three Ordinances Amending Sections 17.22.030, 13.04.075, and 13.20.075 of the St. Helena Municipal Code to Update Regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units and Related Water and Sewer Utility Requirements.

CEQA Determination: The proposed ADU ordinance is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.17, while the related Title 13 utility amendments are not projects under CEQA pursuant to Guidelines Sections 15060(c)(2), 15060(c)(3), and 15378.

Prepared By: Jackie Oneal, Senior Planner, Mario Traverso, Project Manager

Recommendation: Staff recommends that the City Council:

1. Find that the ordinance amending Section 17.22.030 of the St. Helena Municipal Code is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17; and conduct the second reading, waive full reading, and adopt the ordinance updating regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units.
2. Find that the ordinance amending Section 13.04.075 of the St. Helena Municipal Code is not subject to the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15060(c)(2) and 15060(c)(3); and conduct the second reading, waive full reading, and adopt the ordinance updating requirements applicable to private water service laterals.
3. Find that the ordinance amending Section 13.20.075 of the St. Helena Municipal Code is not subject to the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15060(c)(2) and 15060(c)(3); and conduct the second reading, waive full reading, and adopt the ordinance updating requirements applicable to private sewer laterals.

11. PUBLIC HEARINGS

Estimated start time: 6:45 p.m.

11.1. Introduction and Waiver of First Reading Amending Sections 2.52.010 to 2.52.070 of Chapter 2.52 of Title 2 of the St. Helena Municipal Code Regarding the Library Board of Trustees.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Ashley Sylvester, Director of Community Services Department

Recommendation: The Board of the St. Helena Public Library and City staff recommend that the City Council conduct the first reading and introduce by title only the changes to Chapter 2.52 of the City's Municipal Code which govern the Board. By doing so, the Municipal Code would more accurately reflect the current duties and responsibilities of the Library Board, and ensure compliance with Education Code 18900.

12. OLD BUSINESS

13. NEW BUSINESS

Estimated start time: 7:00 p.m.

13.1. Consideration of a Resolution to Appoint a Planning Commissioner to fill a vacancy with a term expiring on June 30, 2028.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Andrew Bradley, Program Manager (City Clerk)

Recommendation: Appoint new Planning Commissioner to fill vacancy left by a resignation with a term expiring June 30, 2038.

13.2. Public Works Update on Efforts to Reduce Discolored Water Events and Proposed Mitigation Program

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Joseph Leach, Director of Public Works

Recommendation: Receive a presentation regarding the City's investigation of recurring discolored-water events; review the proposed Discolored Water Mitigation Program framework; and provide direction regarding the proposed approach and next steps. No budget authorization is requested as part of this item.

13.3. Establishment of a One-Time Water Bill Credit Program and Ongoing Discolored Water Incident Credit Policy in Response to Ongoing Water Discoloration Impacts

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: James McCann, Interim City Manager

Recommendation: Adopt Resolution approving:

1. The creation of a one-time \$500,000 Water Bill Credit Fund allocated from the Water Enterprise Fund for active utility customers who were on account on or before July 31, 2026, anticipating an approximate \$200 credit per eligible customer account (excluding non-potable/standby account types).
2. The establishment of an ongoing reporting-based Water Bill Credit Policy for active customers who log verified discolored water incidents on the "St. Helena Grapevine" online portal or via direct phone call to City Staff.
3. Authorization for the City Manager, or their designee, to establish administrative guidelines to implement, calculate, and process one-time credits, ongoing usage credits, and damage claims.

13.4. Receive report for FY 2025/2026 City of St. Helena Water Supply Update and Projected Water Demand.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)
Prepared By: Ian Dale, Environmental Serv Tech
Recommendation: Receive and File.

14. CITY COUNCIL REPORTS

15. ADJOURNMENT

The next Regular City Council meeting is scheduled for September 22, 2026.

This agenda was posted at City Hall, 1088 College Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on September 3, 2026.

Andrew Bradley, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk's Office located at 1088 College Avenue, St. Helena, California, during normal business hours and by appointment. In addition, such writings or documents will be made available on the City's website at cityofsthenana.gov and will be available for public review at the respective meeting.